

DIRECTIONS

From our Chepstow office proceed over the new Wye Bridge, turning right into Sedbury, at the roundabout take the fourth exit into Beachley Road. Proceed along this road and at the next mini roundabout bear right into Sedbury Lane, continue along Sedbury Lane taking first turn right into Castle View, proceed along this road and at the T-junction you will find the property in front of you.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



**19 CASTLE VIEW, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7EA**

3 **1** **2** **B**

£385,000

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offered to the market with the benefit of no onward chain this deceptively spacious single storey detached bungalow occupies a very pleasant position within the popular village of Tutshill retaining easy access to local amenities and schools as well as Chepstow's town centre and the motorway network.

The existing layout briefly comprises entrance hall, kitchen, lounge, dining/garden room, two double bedrooms, third single bedroom/study as well as a shower room. The property further benefits a low maintenance garden to the front, sizeable private driveway to the side leading to detached single garage, as well as a beautifully landscaped and generous south facing rear garden. The property would benefit from some modernisation but offers fantastic potential to cater for a variety of markets and to create a sizeable property in this sought after village location. We would strongly recommend arranging an internal inspection to appreciate what this property has to offer.

FRONT PORCH

Door to front elevation. Quarry tiled flooring. Wooden door to: -

ENTRANCE HALL

Useful built-in storage cupboard.

KITCHEN

3.51m x 2.79m (11'6" x 9'1")

Appointed with a matching range of base and eye level wooden units with ample work surfacing over and tiled splashbacks. Inset stainless steel single drainer sink unit with mixer tap. Freestanding cooker with extractor over. Fitted pantry. Storage cupboard housing Worcester gas combi boiler and space and plumbing for washing machine. Window to front elevation and door to side porch with door to leading to driveway.

LIVING ROOM

6.33m x 3.33m (20'9" x 10'11")

A well-proportioned reception space with feature fire. Two windows to the rear elevation and sliding patio door leading out to: -

DINING/GARDEN ROOM

6.17m x 2.8m max (20'2" x 9'2" max)

A second well-proportioned reception space offering versatile use with dual aspect to the rear and both sides, affording fantastic attractive views over the rear gardens. Wood effect laminate floor. Patio door leading out to the rear garden.

BEDROOM 1

3.77m x 3.51m (12'4" x 11'6")

A good sized double bedroom with window to front elevation.

BEDROOM 2

3.33m x 3.06m min (10'11" x 10'0" min)

Another double bedroom with window to rear elevation.

BEDROOM 3/STUDY

2.40m x 2.31m min (7'10" x 7'6" min)

A single bedroom with window to rear elevation.

SHOWER ROOM

Appointed with a three-piece suite to include double width walk-in shower cubicle with electric shower unit, low-level WC and wash hand basin inset to vanity unit with mixer tap. Tiling around the shower and half-tiled walls. Frosted window to the front elevation.

GARAGE

A private tarmac driveway providing off street parking for up to three vehicles leads to a detached garage with up and over door, power and light.

GARDENS

To the front is a low-maintenance area mainly laid to stones with an attractive range of plants and shrubs. To the rear is a South facing garden with sizeable paved patio area providing a perfect low maintenance spot for dining and entertaining, bordered either side by attractive flower beds and shrubs. The rest of the rear garden is laid to level lawn with an attractive flower bed and further plants and shrubs to each boundary. Two useful storage sheds one benefitting power as well as a summer house providing an ideal garden space or indeed a studio depending on requirements. The rear garden is fully enclosed by composite fencing.

SERVICES

All mains services are connected to include mains gas central heating.

